

lpc cresa 



Expression of Interest Sydney Accommodation



On behalf of:

Spackman Mossop Michaels

20 April 2021

Submission to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm, 28 April 2021

Spackman Mossop Michaels is an award-winning urban strategy and landscape architecture firm. Their mission is to create places that people love to use every day. Spackman Mossop Michaels incorporate a multi-disciplinary approach to design and urbanism and the practice has extensive experience in small and large-scale master planning and design of multi-functional urban infrastructure. Further information can be found at their website - <http://spackmanmossopmichaels.com/>

The Requirement

Item	Comments
Current Location	115 Flinders Street, Surry Hills NSW 2010
Type of Accommodation	A and B grade standard office accommodation. Sublease space will be considered.
Lettable Area	Subject to final space planning an area of circa 160 sqm to 200 sqm is required.
Location	Sydney CBD Fringe, Redfern, Chippendale
Lease Commencement Date	A lease commencement date from 1 October 2021.
Condition	High quality 'plug'n'play' space will be considered. Ideally with a boardroom, meeting room, quiet rooms, 10 – 12 workstations and a kitchen/breakout. Submissions with existing fit outs should include floorplans in their submission.
Lease Term	An initial lease term of 3-5 years will be considered with option/s for renewal and early termination rights.
Access for Fit-out	Access for fitout works or alterations will be required not later than 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy rating building.
Other	Other factors considered favourably include: <ol style="list-style-type: none"> 1. A high standard of natural light, 2. Good accessibility to public transport, 3. High level of amenity surrounding the building, 4. End of trip facilities, 5. Back-up power facilities, 6. High Speed Fibre internet (not NBN)

Consultants Fees

Reimbursement of their professional occupier advisory fees.

Agent Appointments

Lpc Cresa will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgment Details

Each party must nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted to our office by 5 pm, Wednesday, 28 April 2021.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au

02 9235 1300